

Common Causes for Plumbing/Mechanical Inspection Failure

Emergency Drain Pans under Washing Machines

The Municode section 12-202 (16) requires that a metal pan 1 ½" deep with a 1" drain to an approved location be placed under a washer that is above a finished ceiling. Have the piping in place for the plumbing rough in inspection.

Hammer Arrestors

Hammer arrestors must be installed at every appliance that has a quick-closing valve. This is understood to include dishwashers, icemakers, and washing machine supply boxes. The best practice has these devices in sight to confirm their presence. If they are installed in-wall, the inspector may require the wall to be opened to confirm their presence.

No plans on jobsite/Jobsite not accessible/Correction notice not present/Permits not posted/Jobsite address or lot number not posted

Plans are required on both commercial and residential jobsites. Commercial jobs must have plans that are stamped and approved by the Building and Neighborhood Services Dept.

When a re-inspection is called for, the correction notice must be where the inspector left it. The pink copy of the notice may be taken down, but leave the yellow copy in place.

The job must be open for inspection when the inspector arrives. In most cases it is not possible to coordinate with the inspector to call ahead to open the job. Someone must be present for residential jobsites where the home is inhabited (unless the area of work is blocked off from the rest of the home and accessible from the outside) for the inspector to enter the work area.

All permits (building, electrical, mechanical, and plumbing) must be posted on the job. They should be posted in a weatherproof box until the house is dried in, and then moved into the interior of the house on a window.

The address or lot number should be visible from the street. The inspector should not have to enter jobsites looking for permits or other identification to figure out where the inspection address/lot # information is located.

If these criteria are not met, the inspection will be canceled. If a working phone number is available, the inspector may call to inform someone that the inspection is cancelled. A reinspection fee may be assessed at the inspector's discretion.

Pressure not on tests/Tubs not filled up to the overflow/Air not out of head tests

If the required air tests are pressurized the night before, and not checked the morning of the inspection, the pressure may have leaked away or been reduced due to temperature. Check head tests after they are filled to determine if all of the air has bubbled out of the lines. This often

causes the inspection to fail. The tubs must be filled to the overflow, and the overflows must be open to the drain system on the highest level or the inspection will be failed. Re-inspection fees will be assessed for multiple trips caused by test failure.

B-vents not sleeved away from areas to be insulated

B vents may not be any closer to combustibles than what is on the label on the vent (usually 1" minimum). Insulation is considered combustible for this purpose, and anything made of wood, plastic, or cloth. Sleeve the B vent wherever insulation is to be installed (at the ceiling to an attic, at the floor cavity above a garage, etc.).

Dryer vents are longer than 25'

Dryer vents may be a maximum of 25' in length. For 90 degree bend, 5 ft. is deducted. For every 45 degree bend, 2.5 ft. is deducted. Alternatively, some dryers are rated for longer lengths. If documentation is provided, and the dryer is installed at the mechanical final, then as long as the duct installation complies with the manufacturer's directions, the longer length will be acceptable.

Fireplace chases not sealed/Gas not connected to log set/Chimney pans, flue termination not in place/Flue not visible

The draftstopping/fireblocking must be tightly sealed (which means caulked in most cases) with no gaps into other concealed cavities. The inspectors are very strict on this.

The gas line must be connected to the log set in order to pass inspection.

All parts of the fireplace system must be complete (except for the finishes) in order to pass inspection. The flue may not be enclosed until it is inspected. If the flue is covered up, then the inspector will almost certainly require all of the covering material to be removed.

Condensate lines not extended to the exterior of the building

To pass the rough in inspection for residential construction, the condensate lines must extend all the way to the exterior of the building or within a few feet of an opening for a package unit. These lines are often forgotten or covered up if not properly extended.

No Hot Water on Final

If the water heater is not 'on', the plumbing final inspection automatically fails. Most fixtures require hot water to be supplied, and this has to be confirmed. A re-inspection fee will probably be assessed for causing a second trip.

Hose Bibbs not fastened to building/caulked to siding

The hose bibb must be securely fastened. Repeated use will cause the piping to separate from the hose bibb if not secure. Openings through siding must be caulked. Frost proof hose bibbs must extend through the wall to heated space.

Water/sewer/gas lines not sleeved through foundation/masonry

Metal piping must be sleeved through masonry to protect it. Buried piping through a footing/foundation must be sleeved by a pipe sized 2 sizes larger to prevent damage from settlement/soil movement.